

Size: 422 acres
Mission: Military Traffic Management Command, Western Area
HRS Score: NA
IAG Status: None
Contaminants: POLs, TCE, solvents, lead, and PCBs
Media Affected: Groundwater and soil
Funding to Date: \$13.6 million
Estimated Cost to Completion (Completion Year): \$3.5 million (FY2005)
Final Remedy in Place or Response Complete Date for BRAC Sites: FY2005
Final Remedy in Place or Response Complete Date for Non-BRAC Sites: FY1996



Oakland, California

Restoration Background

In July 1995, the BRAC Commission recommended closure of Oakland Army Base (OARB) by July 2001 and relocation of the mission of the Military Traffic Management Command, Western Area and the 1302d Major Port Command.

In 1989, OARB initiated Installation Restoration Program (IRP) activities at potentially contaminated areas. These areas included underground storage tanks (USTs) that contained diesel and fuel oil, gasoline, waste oil, and waste liquid.

Other areas of concern include Berth 6 and Berth 6 1/2 storm drains, where bedding materials are contaminated with diesel fuel, waste oil, toluene, xylene, and lead; oil and grease in the groundwater at Building 991; lead-contaminated soil at the West Grand Avenue Overpass and Roadside Areas in Operable Unit (OU) 1; trichloro-ethene (TCE)-contaminated soil and groundwater at Building 807; and soil contaminated with polychlorinated biphenyls (PCBs) at Building 648.

By FY94, the installation had removed 33 of the 38 identified tanks. Several of the excavated UST sites required soil removal and groundwater monitoring.

In FY95, the Army surveyed former living quarters and recreational areas where children played for lead-based paint. Analysis of paint samples from the interior and exterior of the Capehart Housing units, playgrounds, and the interior and exterior of the EM Quarters showed lead contamination above the action levels in several areas. When the reuse is determined for this area, appropriate action to protect human health will be determined.

In FY96, the Army conducted an asbestos survey of the EM Quarters, the Capehart Quarters, and the Child Development Center. Of 31

samples taken, indicated the presence of asbestos in floor tiles, roofs, and dry wall, but none of the materials presented a hazard to residents and workers.

The Army formed a BRAC cleanup team (BCT), which includes representatives of EPA Region 9 and California EPA, and the BRAC environmental coordinator. The commander also formed a Restoration Advisory Board (RAB). Key RAB participants include BCT members, community members, and technical consultants. The installation issued a BRAC Cleanup Plan (BCP), conducted a base-wide Environmental Baseline Survey (EBS), and issued the EBS report.

In FY97, the Army initiated Remedial Investigations and Feasibility Studies (RIs/FSs) for OUs 1, 2, 3, and 7, as planned. Funding was obtained, and activities were initiated, for the UST closure program. The Army is using a Total Environmental Restoration Contract for all new projects to expedite the restoration process. The Army proposed 18 acres as CERFA-uncontaminated, but the regulatory agencies did not concur.

The BCT attended monthly remedial project manager and RAB meetings, observed Preliminary Assessment and Site Inspection (PA/SI) field activities, and educated the new state member. The BCT also worked with regulators to expedite review of environmental documents by alerting regulators to upcoming review periods and convening working meetings to reduce the number of regulatory comments.

FY98 Restoration Progress

The installation completed all phases of the PA/SI and continues to conduct RI/FSs for three OUs. The RI/FS for OUs 4, 5, and 6 was delayed while additional information was collected to decide whether a RI/FS is warranted.

The RAB performed document reviews, toured the base, and observed sampling activities. The BCT met monthly with regulators and the RAB to discuss RI work plans, risk assessment work plans, and sample event results.

Plan of Action

- Complete RI/FS for OUs 1, 2, 3, and 7 in FY99
- Begin RI/FS, as necessary, for OUs 4, 5, and 6 in FY99
- Prepare decision documents for OUs 2, 3, and 7 in FY99; for OUs 1, 4, and 5 in FY00; and for OU6 in FY01
- Begin Remedial Action (RA) for OUs 2, 3, and 7 in FY99; finish RA for OU7 in FY99 and for OUs 2 and 3 in FY00
- Complete RAs at OUs 1, 4, 5, and 6 in FY01
- Remove all existing USTs in FY01

SITES ACHIEVING RIP OR RC PER FISCAL YEAR

